**Installation Management Institute**
**10-14 January 2004**

# Area Development Planning

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# Agenda

- What is Area Development Planning
- What is the Area Development Planning Process
- Sample ADP’s
- Samples. SOW’s

# Background

- AR 210-20 update required the following components

**Real Property Master Plan Digest**
Long Range Component
Installation Design Guide
Capital Investment Strategy
Short Range Component

**RPMP Digest**
***Garrison Cmdr Letter***
***Inst. Mission & Planning and Development***
***Vision/Goals and Objectives***
***Installation and vicinity profile, setting***
***l history***
***FFS Outputs***
***Development Plans & Recommendations***
***POM period construction &***

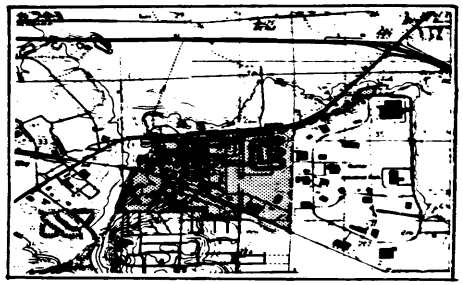
**Area Development Plans define the Immediate goals and objectives defined In the RPMP Digest**

# Area Development Plan

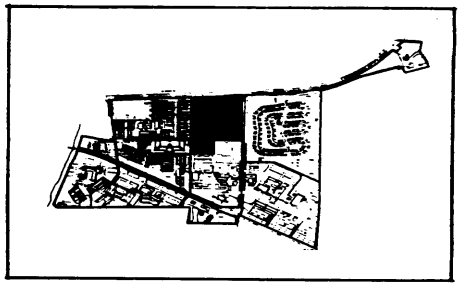
**Examines a specific area within an installation which is unified by its function or architectural area**

**ADP provides an important link between the RPMP and Site planning for the individual construction projects.**

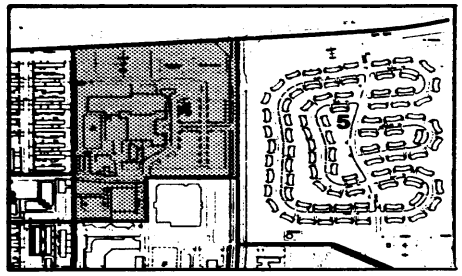
**ADP provides a detailed framework for decisions on Proposals contained in the Long Range Future Development Plan (LRC) for functional areas of the Base.**



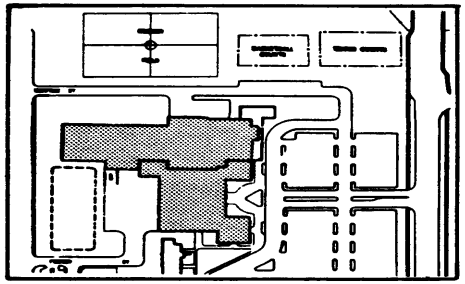
*region*



*installation*



*area*

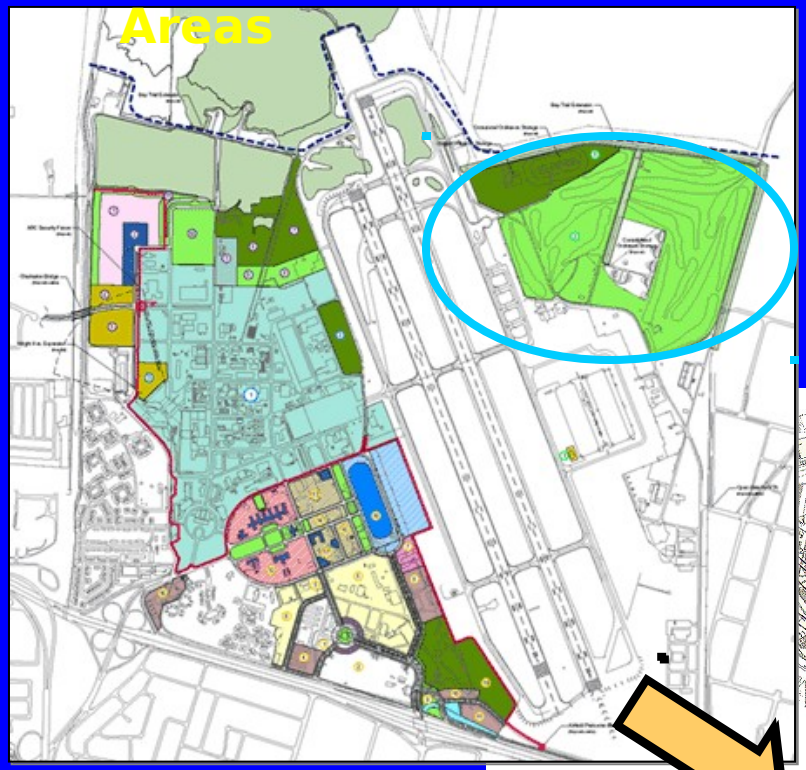


*site*

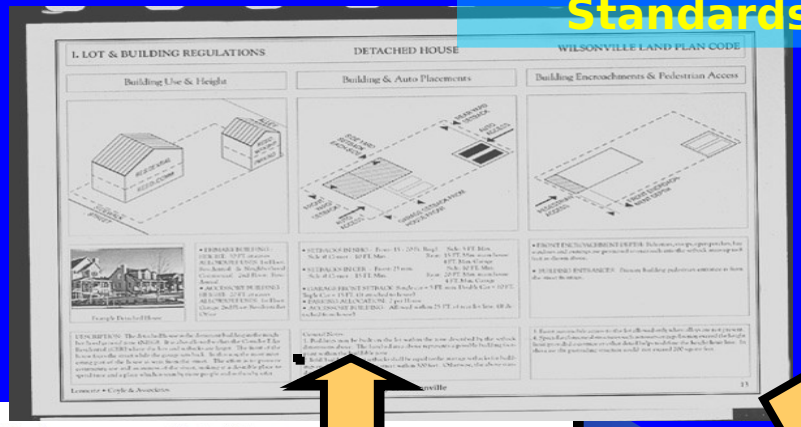
**Figure 1.1 Scales of Facility Planning**

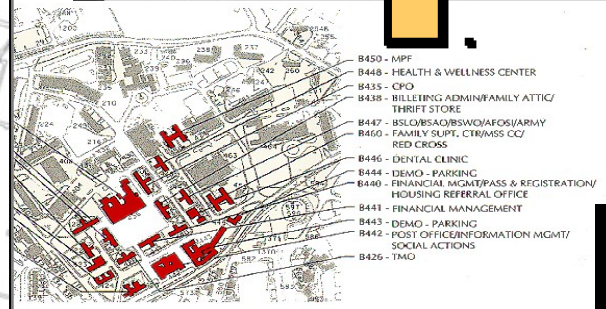
Jerry Zekert, HQ USACE,

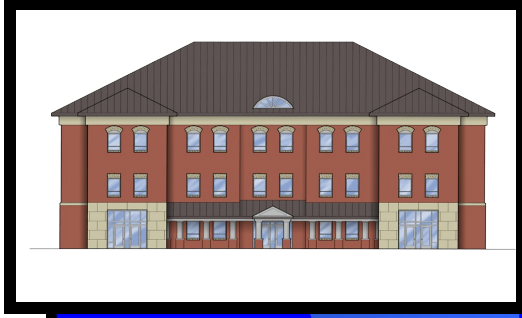
## Land Use Plan w/ ADP Areas



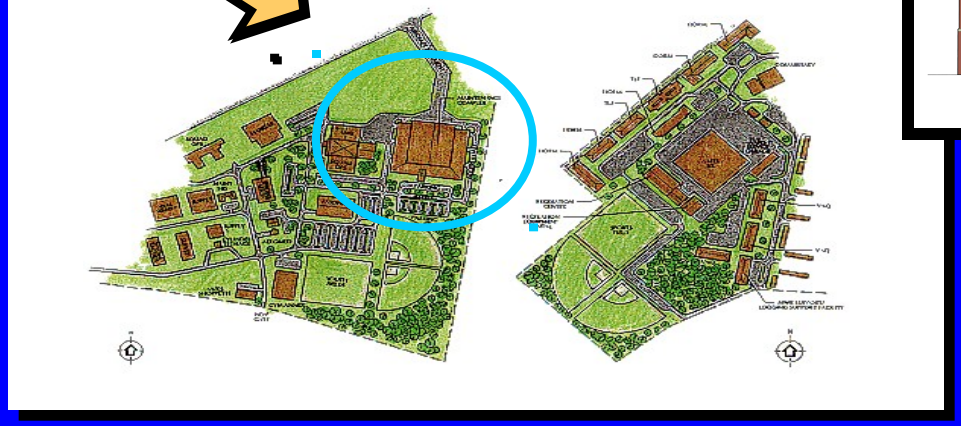
## IDG/IDS Standards


1. LOT & BUILDING REGULATIONS
DETACHED HOUSE
WILSONVILLE LAND PLAN CODE
Building Use & Height
Building & Auto Placement
Building Encroachments & Pedestrian Access


B450 - MPF
B448 - HEALTH & WELLNESS CENTER
B435 - CPO
B438 - BILLEETING ADMIN/FAMILY ATTIC/ THRIFT STORE
B447 - BSLO/BSAO/BSWO/AFOSI/ARMY
B460 - FAMILY SUPT, CTR/MSS CC/ RED CROSS
B446 - DENTAL CLINIC
B444 - DEMO - PARKING
B440 - FINANCIAL MGMT/PASS & REGISTRATION/ HOUSING REFERRAL OFFICE
B441 - FINANCIAL MANAGEMENT
B443 - DEMO - PARKING
B442 - POST OFFICE/INFORMATION MGMT/ SOCIAL ACTIONS
B426 - TMO



## Area Development Plan (ADP)



# Why is an ADP prepared?

**A change in mission for a specific portion or group**

**Need to focus on a specific area which will undergo change; need to resolve specific base problem conflicts, functional problems, etc.**

**Need to prepare a plan for a portion of the base pr completion of the RPMP, if RPMP as not be update**

**Need to address changes within an area due to dow**

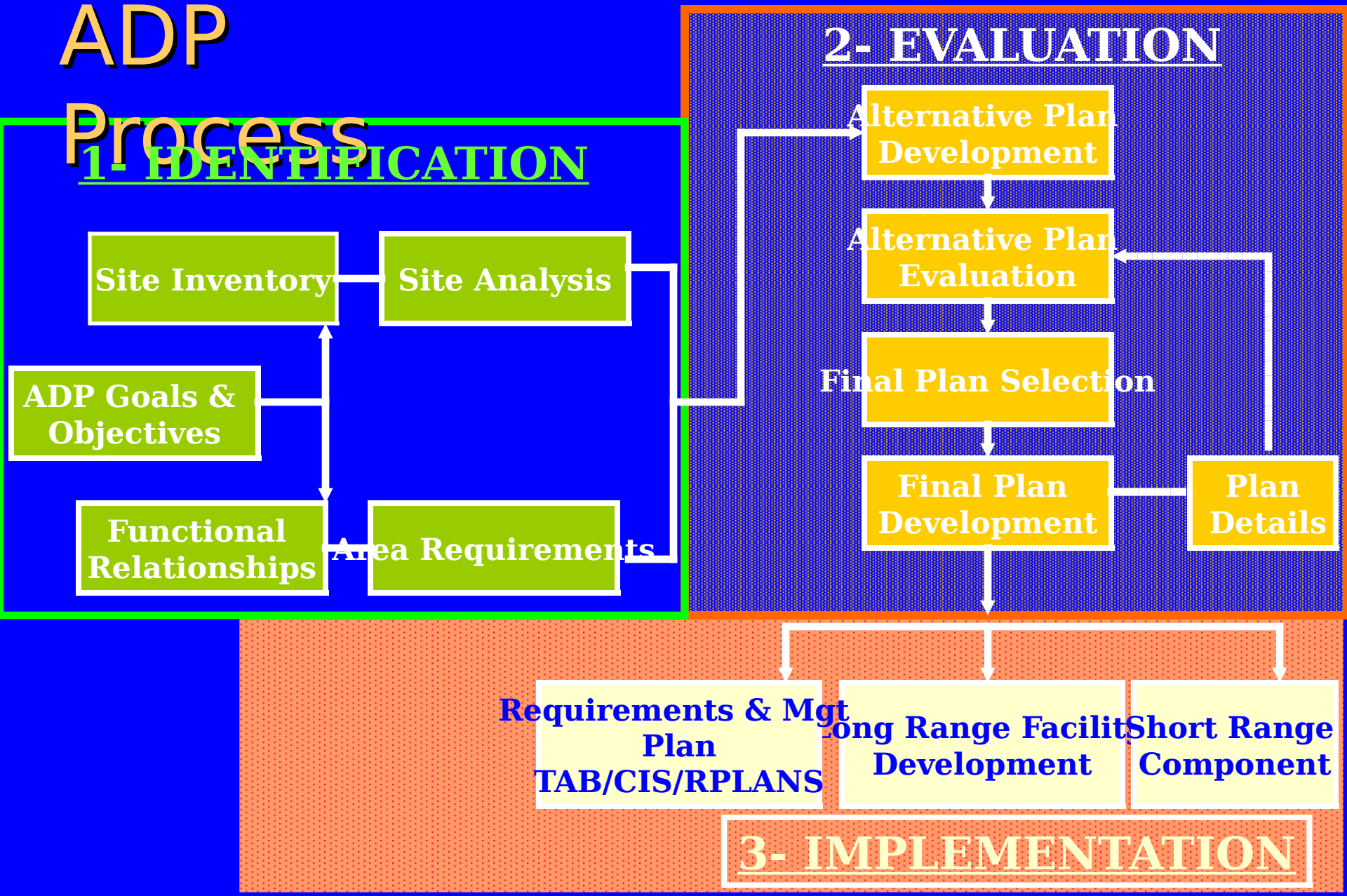
**Need to meet RP requirements for projcct funding TAB/RPLANS**

# Why is an ADP prepared?

**Urban Design Issues**

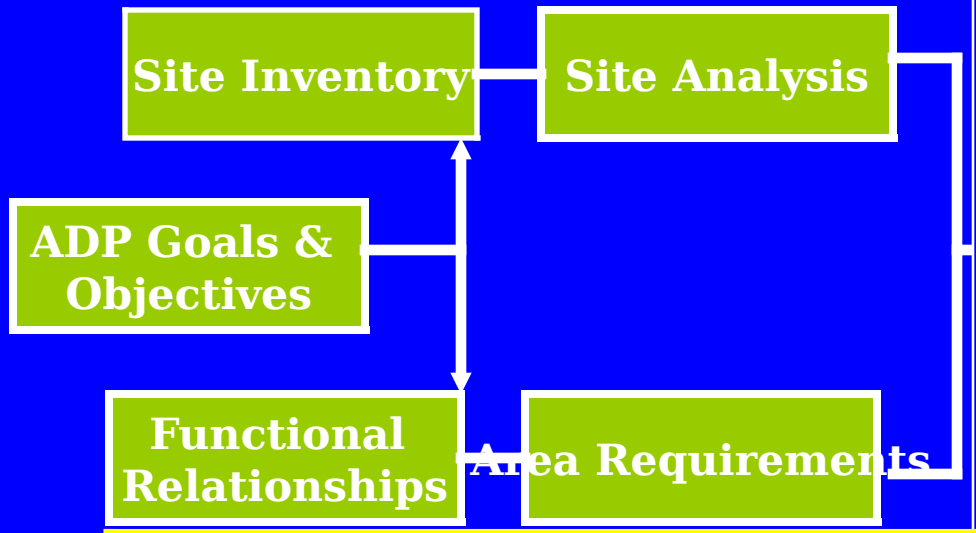
- ✓ **opportunity to incorporate urban design princip**
  **Facility Planning Process**
- ✓ **opportunity for urban design considerations for**
  **architectural style and landscape features su**
  **TOTAL environment of the area is designed a**

# ADP Process


1- IDENTIFICATION
Site Inventory
Site Analysis
ADP Goals & Objectives
Functional Relationships
Area Requirements
2- EVALUATION
Alternative Plan Development
Alternative Plan Evaluation
Final Plan Selection
Final Plan Development
Plan Details
Requirements & Mgt Plan TAB/CIS/RPLANS
Long Range Facilit Development
Short Range Component
3- IMPLEMENTATION

# ADP Process

## 1- IDENTIFICATION




**ADP Goals and Objectiv**

**Identifies the particular The Plan**

**Goals are quite broad, ol Should be more specific**

**Specific objectives focus planning effort**

**Goal: Improved vehicular circulation in family housing area**

**Objective 1: Investigate opportunities for improving access to the Housing Loop Road**

**Objective 2 Investigate strategies for expanding parking at the elementary school.**

**Objective 3 Develop a complete vehicular sinage program to guide and orient visitors around the area**

# ADP Process

## 1- IDENTIFICATION

**The RPMP Digest and the Lo**
**Range Component will usuall**
**Areas requiring ADP work**

**However, special case will re**

**The planner to define an area**

- **group compatible functions**
- **any incompatible land use will be resolved as an objective of the ADP**

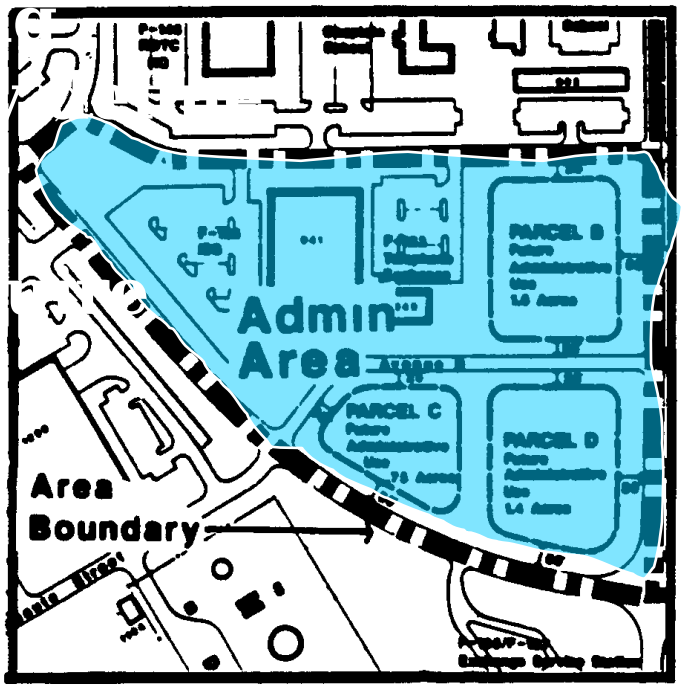


Figure 2.2 Defining Area Boundaries

**Defining the Program requirements is essential; evaluate the Future Development Plan and associated Requirements analyzes from TAB/RPLANS**

# ADP Process

## 1- IDENTIFICATION/DATA COLLECTION

**Data collection should focus on physical constraints Existing functional relationships. RPMP is a essent information**

**It is a PREREQUISITE to ADP preparation, to identi Primary constraints and opportunities to include:**

**Environmental Constraints**
**Physical Constraints**
**Opportunities**
**Existing facilities suffering from poor siting which have an adverse effect on the functioning of the area**

**Base maps will be needed for the area, scale 1”=10 include existing structures, existing transportation featu important natural features, other Important site features topography, aerial maps GIS information**

# ADP Process

## 1- IDENTIFICATION/CONSTRAINTS AND OPPORTU

1. Natural Environment

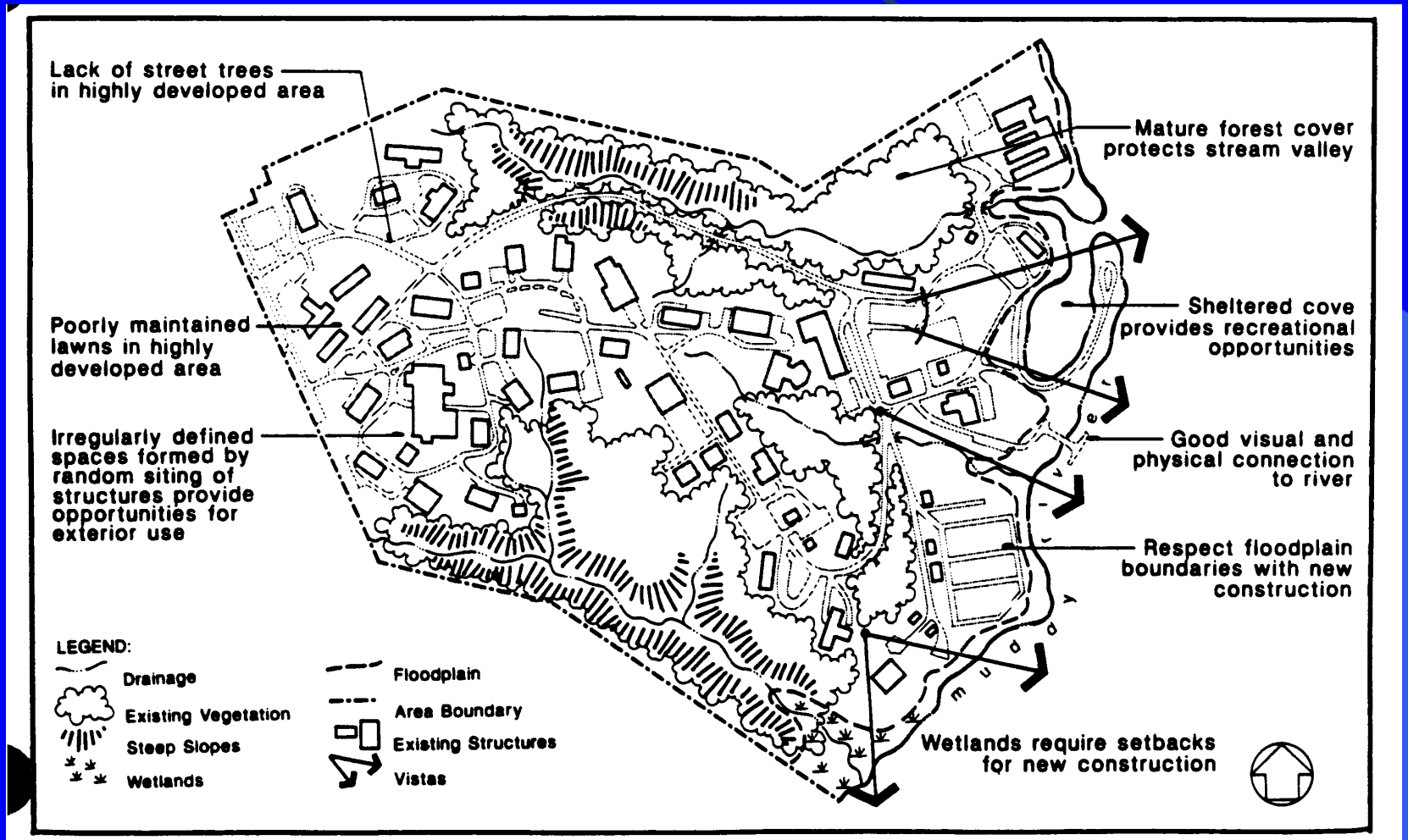

Lack of street trees in highly developed area
Poorly maintained lawns in highly developed area
Irregularly defined spaces formed by random siting of structures provide opportunities for exterior use
Mature forest cover protects stream valley
Sheltered cove provides recreational opportunities
Good visual and physical connection to river
Respect floodplain boundaries with new construction
Wetlands require setbacks for new construction
LEGEND:
Drainage
Existing Vegetation
Steep Slopes
Wetlands
Floodplain
Area Boundary
Existing Structures
Vistas

Figure 2.7 Analysis of Natural Environment

# ADP Process

## 1- IDENTIFICATION/CONSTRAINTS AND OPPORTU

2. Built Environment

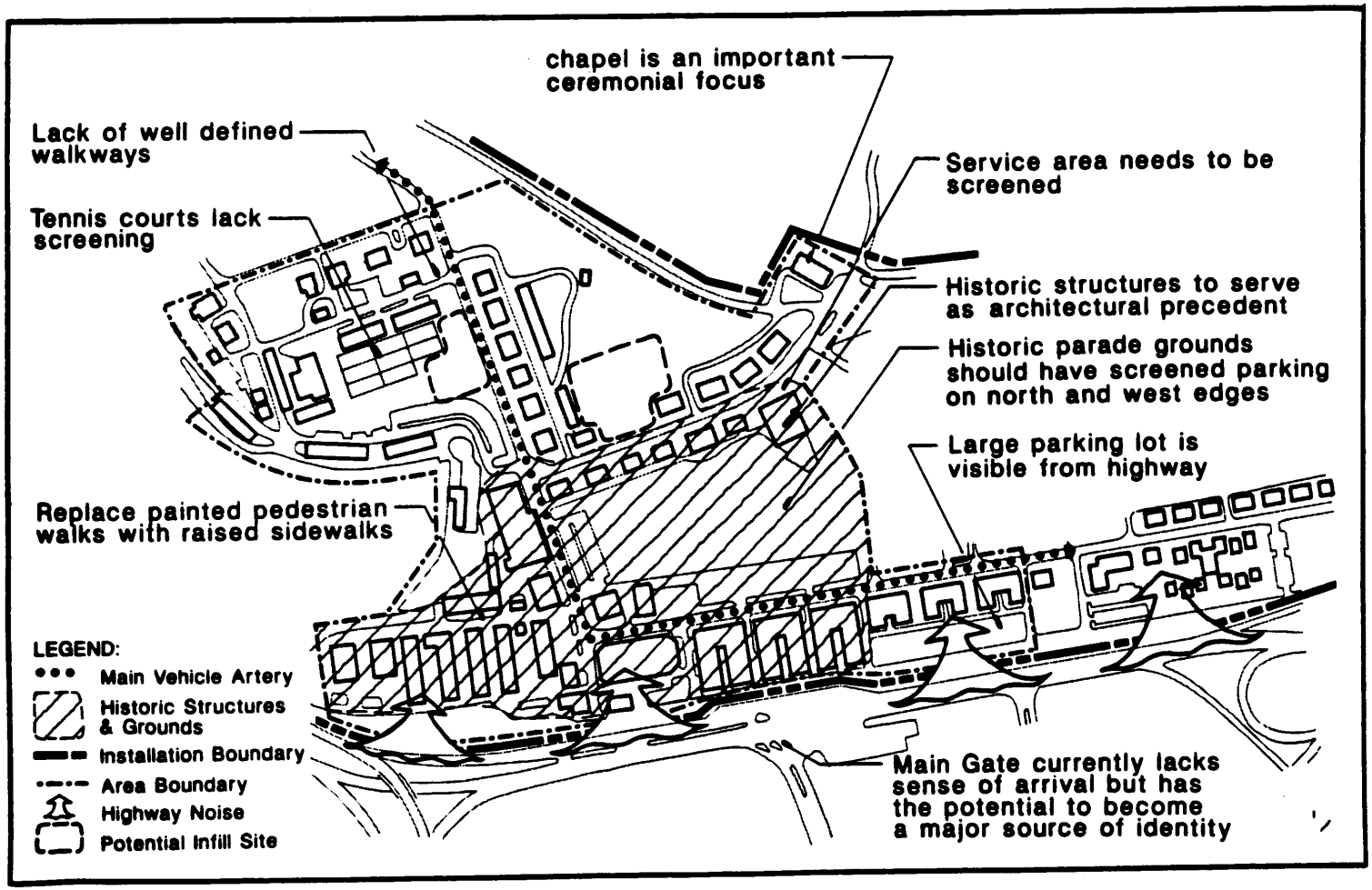

chapel is an important ceremonial focus
Lack of well defined walkways
Service area needs to be screened
Tennis courts lack screening
Historic structures to serve as architectural precedent
Historic parade grounds should have screened parking on north and west edges
Large parking lot is visible from highway
Replace painted pedestrian walks with raised sidewalks
LEGEND:
Main Vehicle Artery
Historic Structures & Grounds
Installation Boundary
Area Boundary
Highway Noise
Potential Infill Site
Main Gate currently lacks sense of arrival but has the potential to become a major source of identity

**Figure 2.8 Analysis of Built Environment**

# ADP Process

## 1- IDENTIFICATION/CONSTRAINTS AND OPPORTU

Composite Constraints and Opportunities

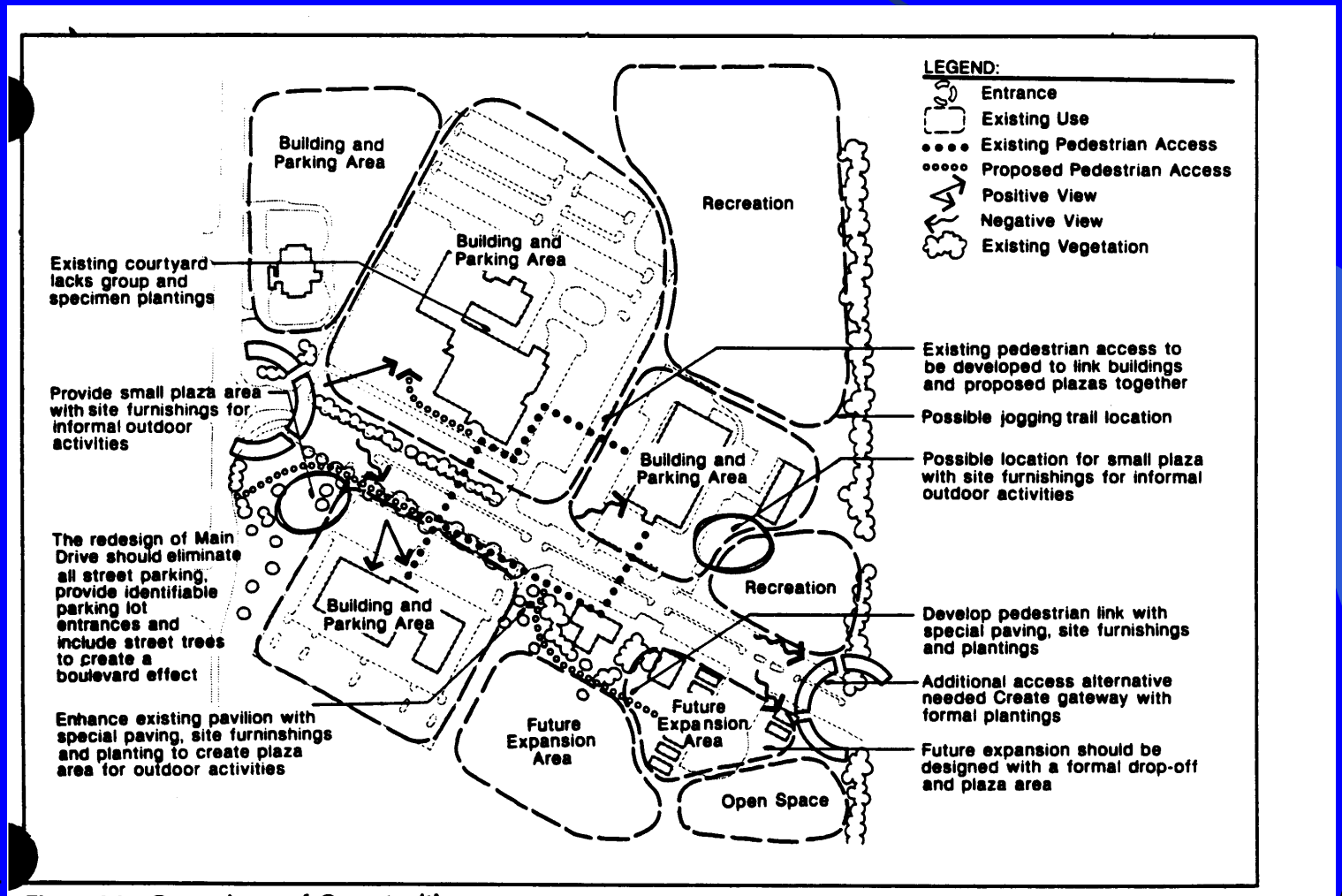

LEGEND:
Entrance
Existing Use
Existing Pedestrian Access
Proposed Pedestrian Access
Positive View
Negative View
Existing Vegetation
Building and Parking Area
Building and Parking Area
Recreation
Existing courtyard lacks group and specimen plantings
Provide small plaza area with site furnishings for informal outdoor activities
The redesign of Main Drive should eliminate all street parking, provide identifiable parking lot entrances and include street trees to create a boulevard effect
Enhance existing pavilion with special paving, site furninshings and planting to create plaza area for outdoor activities
Existing pedestrian access to be developed to link buildings and proposed plazas together
Possible jogging trail location
Possible location for small plaza with site furnishings for informal outdoor activities
Building and Parking Area
Building and Parking Area
Recreation
Develop pedestrian link with special paving, site furnishings and plantings
Additional access alternative needed Create gateway with formal plantings
Future Expansion Area
Future Expansion Area
Future expansion should be designed with a formal drop-off and plaza area
Open Space

Figure 2.9 Constraints and Opportunities

# ADP Process

## 1- IDENTIFICATION/FUNCTIONAL RELATIONSHIPS

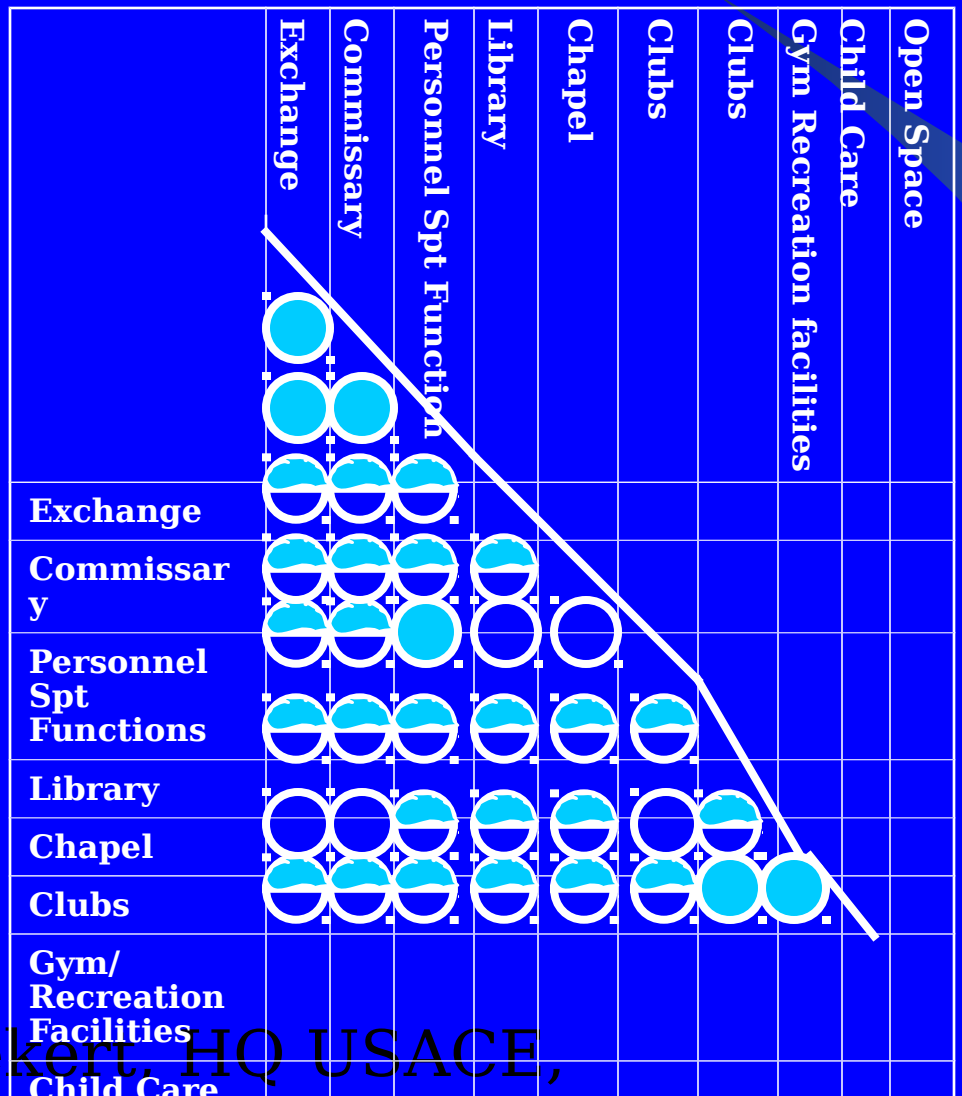
**Involves reviewing relationships of actual buildings Rather than land use.**

**Knowledge of existing and planned facilities within and the ways in which the functions housed these f interact is essential**

**Relationships can be portrayed in several techniqu Matrix which is good for organizing lots of data or Graphically in bubble diagrams**

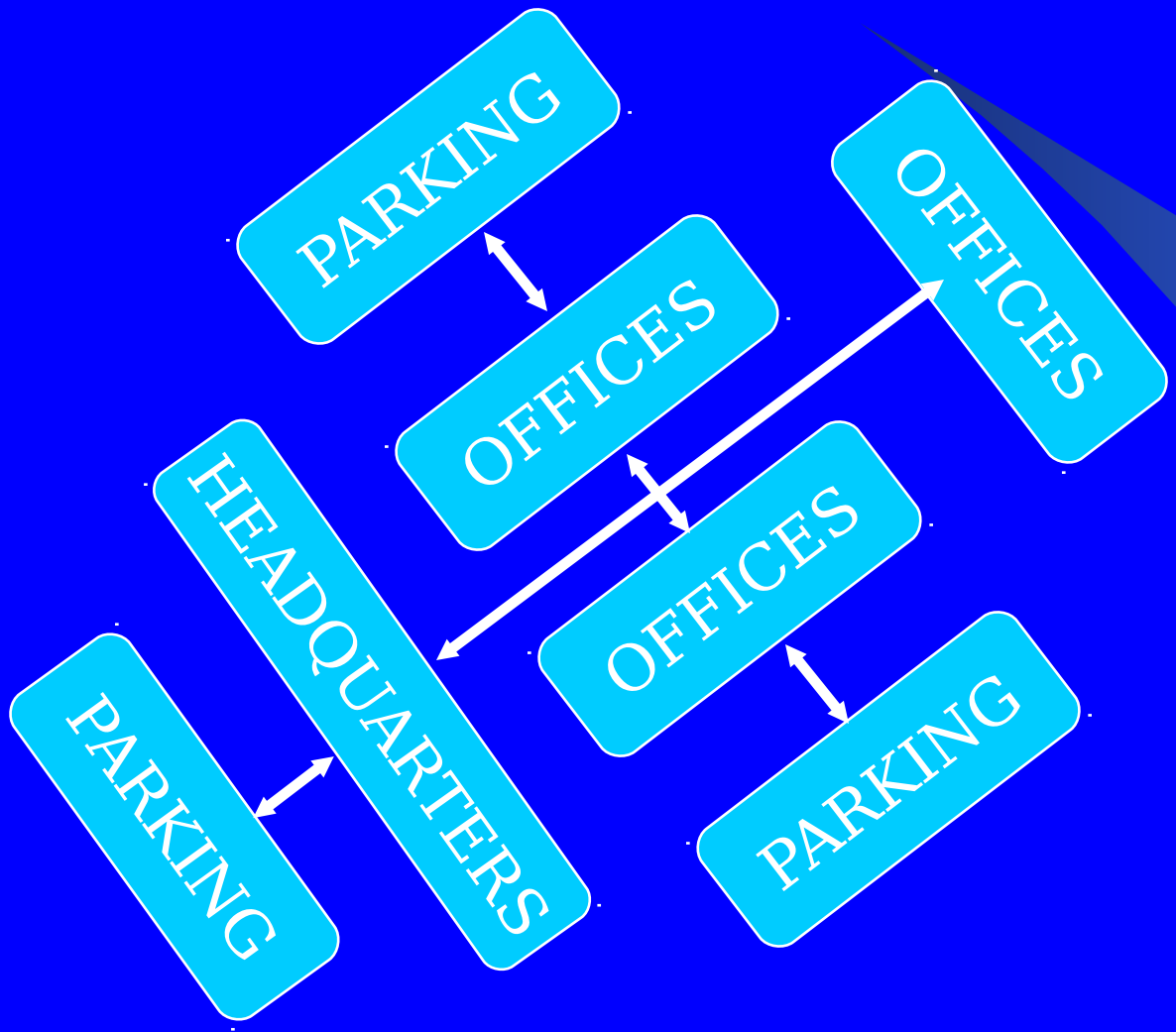
# ADP Process

## 1- IDENTIFICATION/FUNCTIONAL RELATIONSHIPS



# ADP Process

## 1- IDENTIFICATION/FUNCTIONAL RELATIONSHIPS



# ADP Process

## 1- IDENTIFICATION/LAND AREA REQUIREMENTS

**Land area requirements are determined by building footprints,**
**Parking, setbacks, open space, access and any other special land area requirements facilities might have.**

**Other factors include utility requirements and noise and visual buffers as well as interview with installation workers and residents.**

**Determine all relevant setbacks and clear zone for the area under the study to include health & safety constraints, setbacks from perimeter fences for security,**

# ADP Process

## 1- IDENTIFICATION/LAND AREA REQUIREMENTS

**All developable land must be determined before alternative plans for new projects can be prepared. Available land should be determined from Constraints and Opportunities map. Also space through building demolition should be included.**

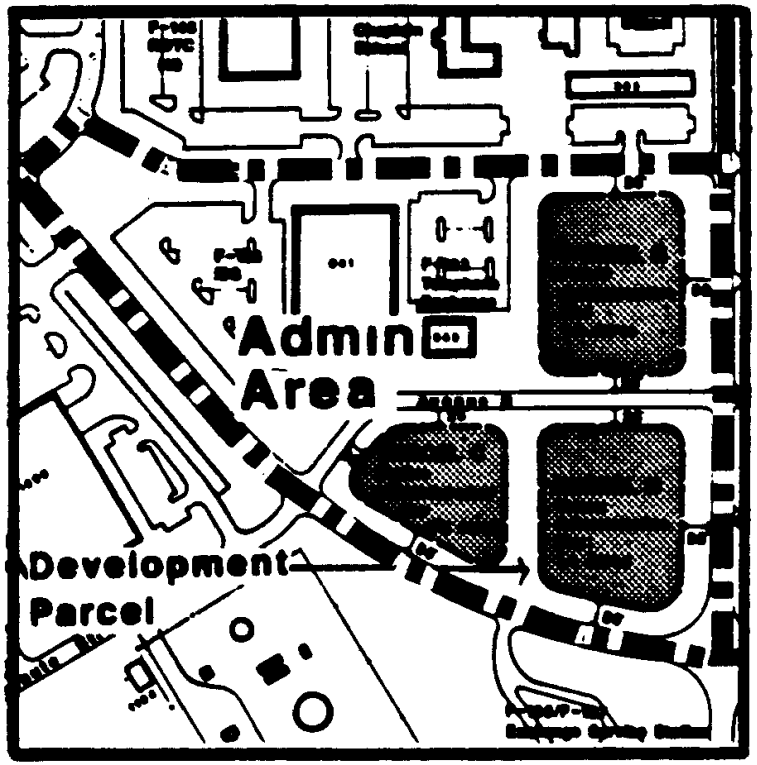
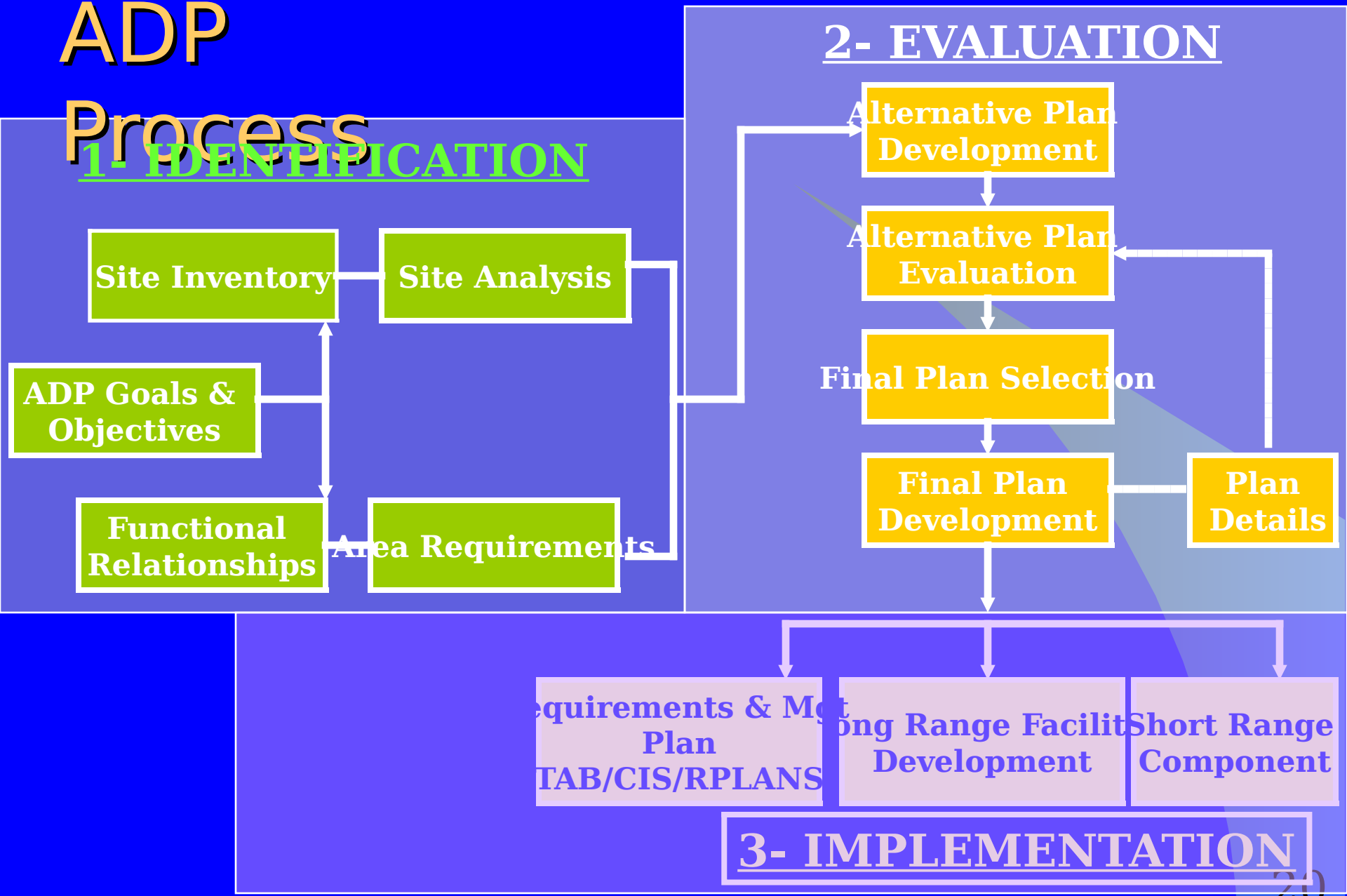



Figure 2.14 Multiple Development Sites

# ADP Process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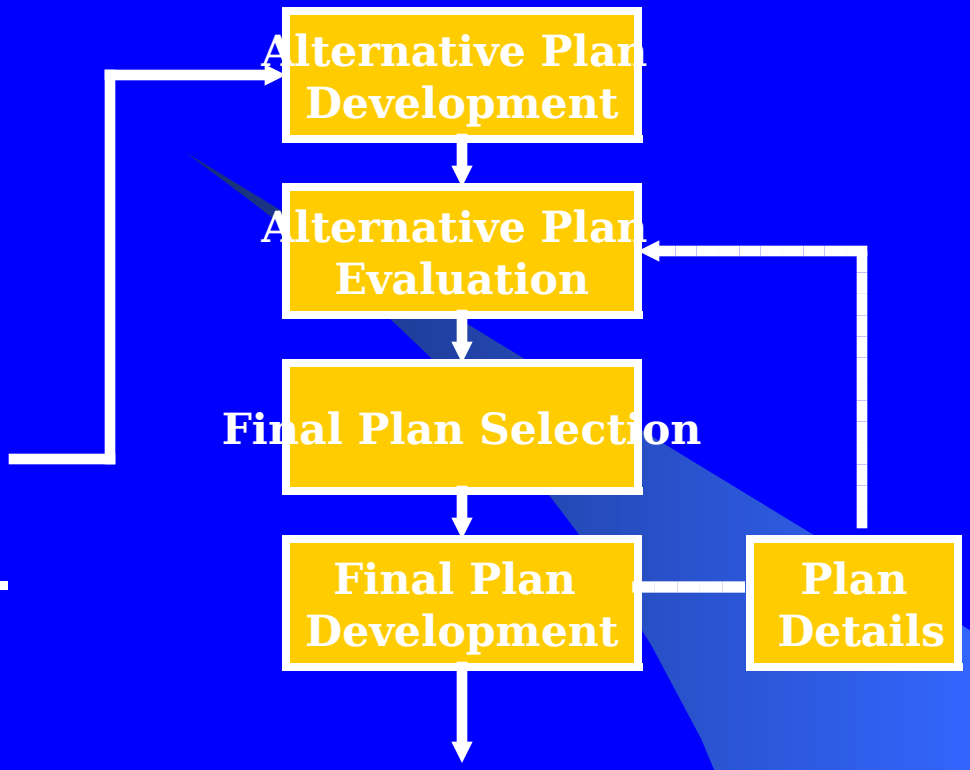
Short Range Component
3- IMPLEMENTATION

# ADP Process

**Alternative Plan Development next Step under Evaluation phase**

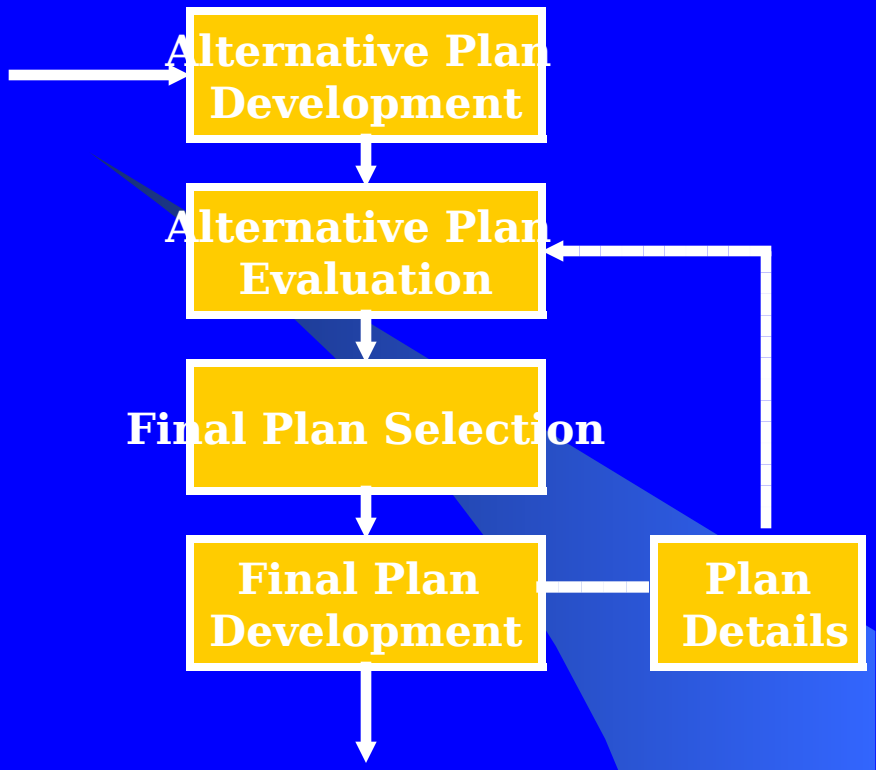
**Process of developing alternative plans is non-linear process involving many steps carried out simultaneously**




***The essence of Area Development Planning is to define the existing and the proposed facilities which will ultmately comprise the given functional area limits, to arrive at the arrangement of facilities which give the most satisfactory results from a functional and aesthetic point of view***

# ADP Process

## 2- EVALUATION




**Each Alternative Plan will have at the minimum:**

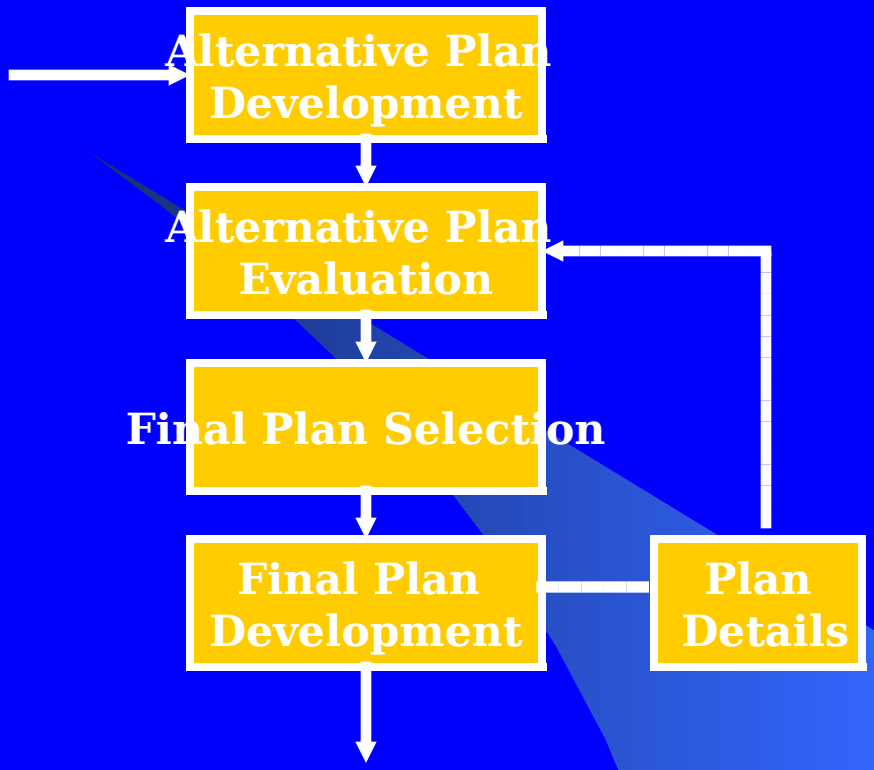
- **building footprint orientation to the roads**
- **location of parking**
- **access roads**
- **pedestrian access and**
- **building access points, incl service roads**

**Each plan should also illustrate design ideas and c**
**Strategies, such as spatial arrangements or axial c**
**Some diagrammatic annotation.**

# ADP Process

| | ALT 1 | ALT 2 | ALT 3 |
|---|---|---|---|
| Provide Pedestrian Access | 1 | 3 | 5 |
| Well-defined circulation system | 2 | 5 | 4 |
| Opportunities for Expansion | 4 | 2 | 5 |
| Appropriate Building Scale | 4 | 4 | 2 |
| Includes landscape amenities | 2 | 2 | 3 |
| TOTAL | 13 | 16 | 19 |

## 2- EVALUATION



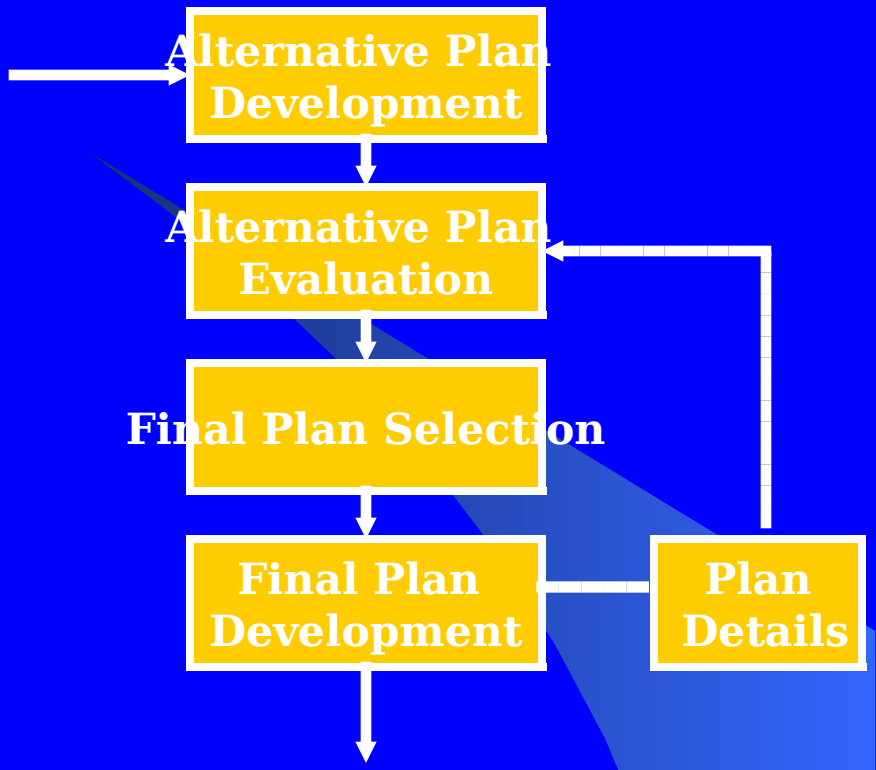

**Alternative Plan Evaluation**

**define list of pros/cons**

**typically a matrix is preferred method**

# ADP Process

## 2- EVALUATION




**Final Plan Selection:**

**Assemble the installation planning team to access the alternatives, identify assets/ liabilities of each alternative site complex**

**Final Plan must be approved by Garrison Commander and RPPB**

# ADP Process

## Final Plan Documentation Requirements

**Building Envelopes drawn to to reflect**
**The required square footage and desired**
**Orientation, including solar orientation.**

**Actual building setbacks**

**All roads and parking layouts.**
**Parking lots**
**Must accurately show the number of cars that will be accommodated**

**All required pedestrian circulation improvements including existing and proposed.**

**Areas set aside for plazas or**

**Areas with special pavements and street furnishings.**

**Major Landscape elements, such as formal or informal tree plantings, shrub massings, displays of flowering plants and tree preservation areas if tree clearing is involved.**

**Other important large scale open space elements, such as athletic fields and/or parade grounds.**

**Service areas where required, including trash dumpsters and screening devices for unattractive areas.**

**Available expansion areas**

# ADP Process

## Final Plan Documentation

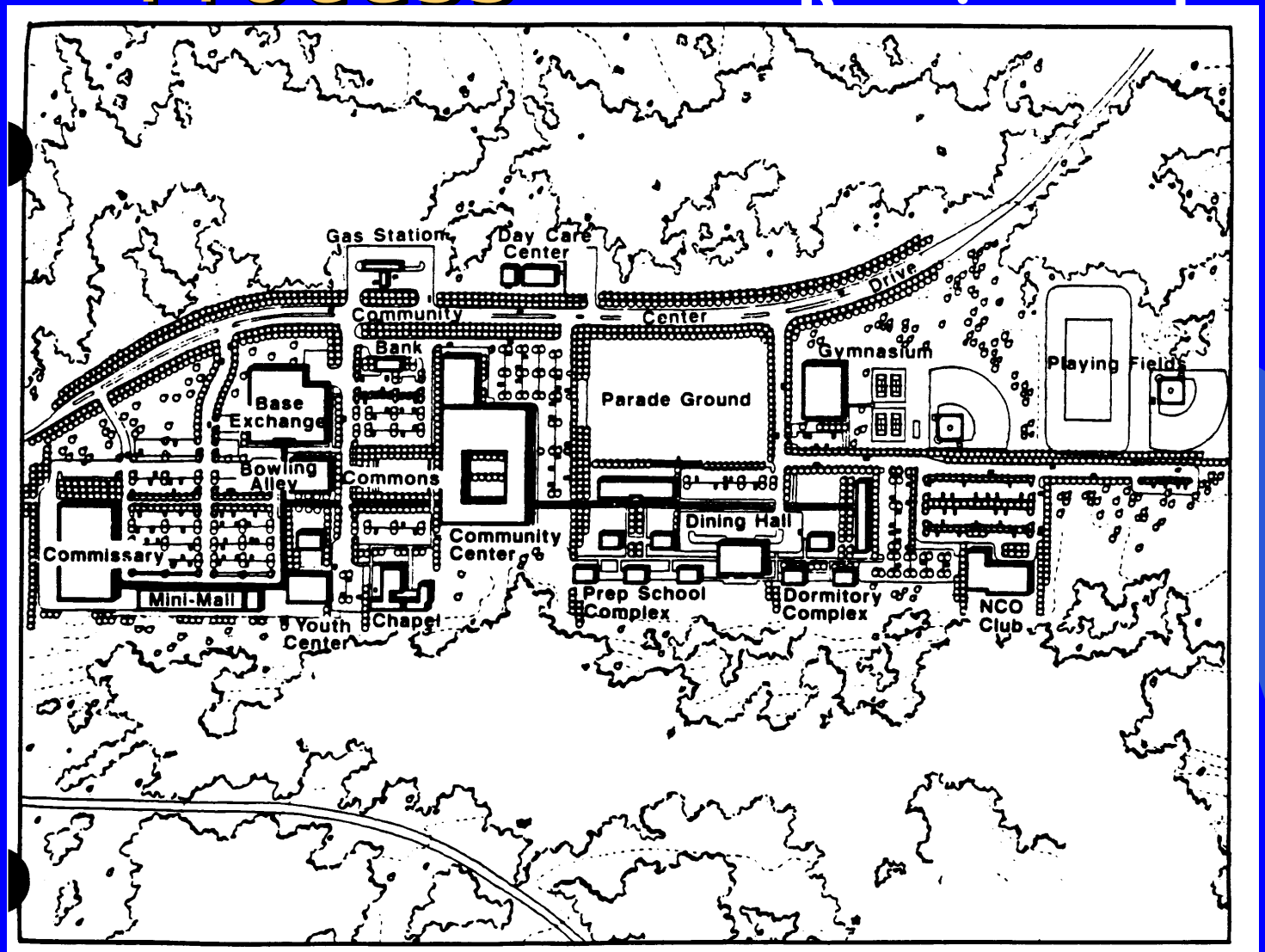



Figure 2.18 Final Plan

# ADP Process

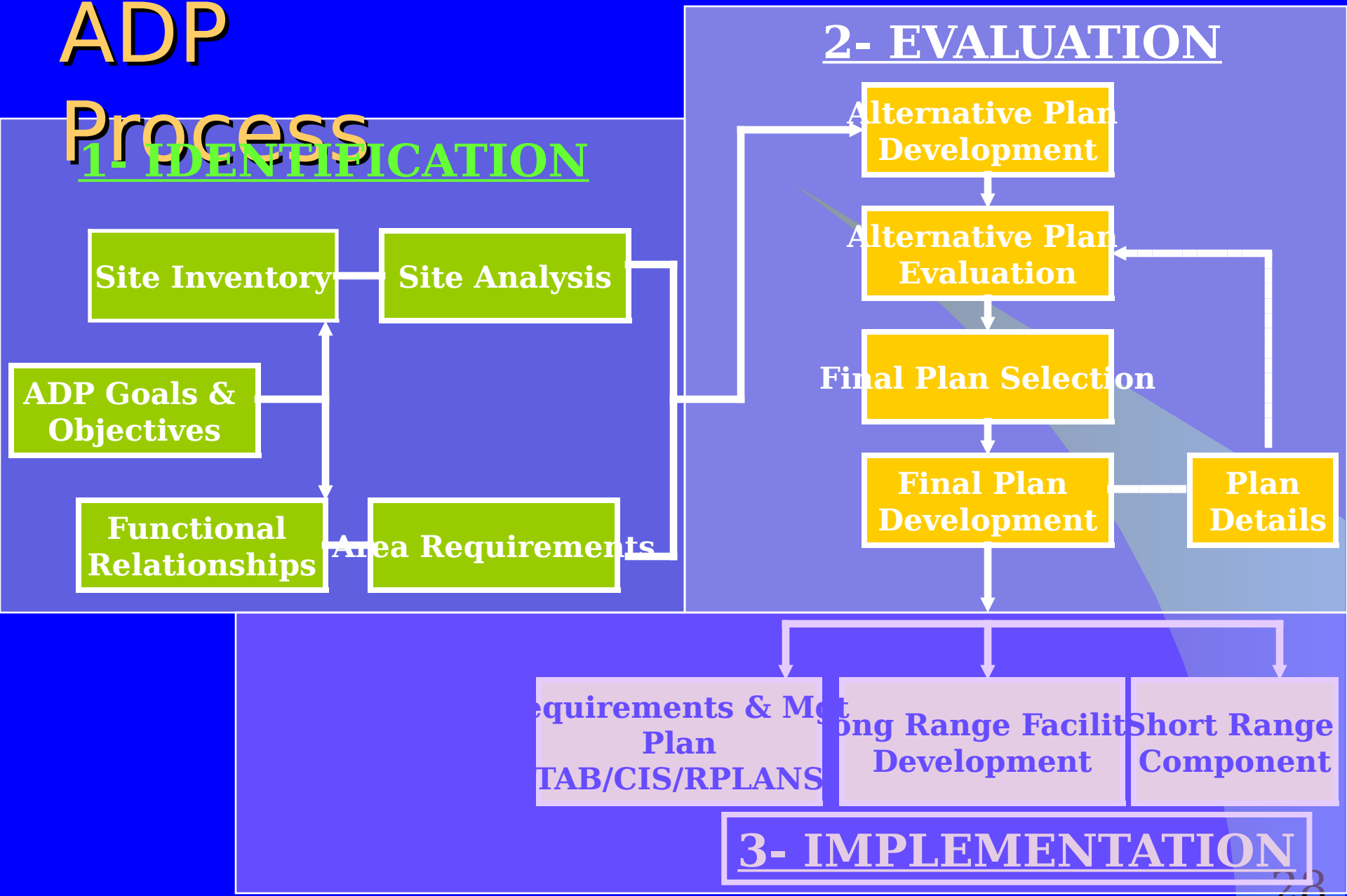
## Final Plan Documentation Requirements

**Each ADP will include a brief narrative. If applicable the following elements should be described in the text:**

- **Effect of the ADP on the Land use plan**
- **Proposed facility projects**
- **Recommended transportation improvements**
- **Recommended utilities systems upgrades and infrastructure improvements needed to meet facility requirements**
- **Architectural design recommendations and guidelines**
- **Landscape Architectural recommendations and guidelines**

**ADP is a flexible document in such may address specific problems as building massing, environment protection strategies and proposed cross-sections, as well as Design detailing including color palettes for such things as buildings, pavements street furnishings, signage, lighting and street furniture recommendations.**

# ADP Process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3- IMPLEMENTATION

# ADP Process

**Implementation actions**

**Note all requirements in TAB/CIS/RPLANS – rebalance The TAB**

**Ensure all actions noted on Long Range Future Development Plan**

**Note all list of projects within POM in Short Range Component**

**Prepare DD1391 documentation**

**Prepare Project Schedule**

# ADP Process

**3- IMPLEMENTATION**

- equirements & Mgt Plan TAB/CIS/RPLANS
- ong Range Facilit Development
- Short Range Component

## Critical Path ADP Diagram

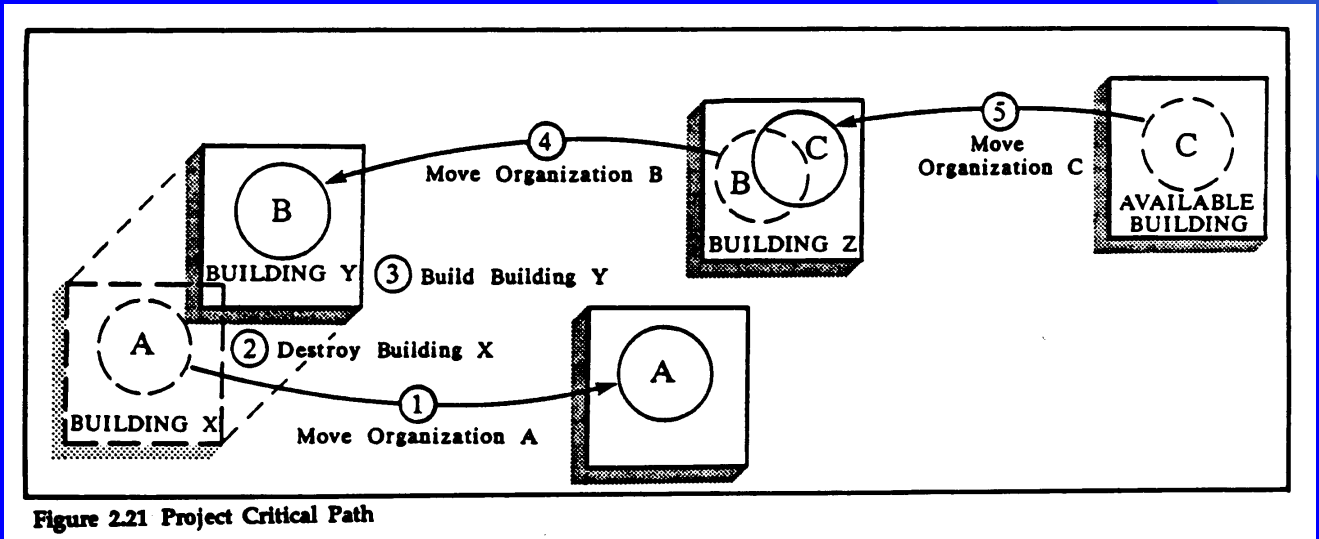


Figure 2.21 Project Critical Path

# ADP Process

## 3- IMPLEMENTATION

**Requirements & Mgt Plan**
**TAB/CIS/RPLANS**

**Long Range Facility Development**

**Short Range Component**

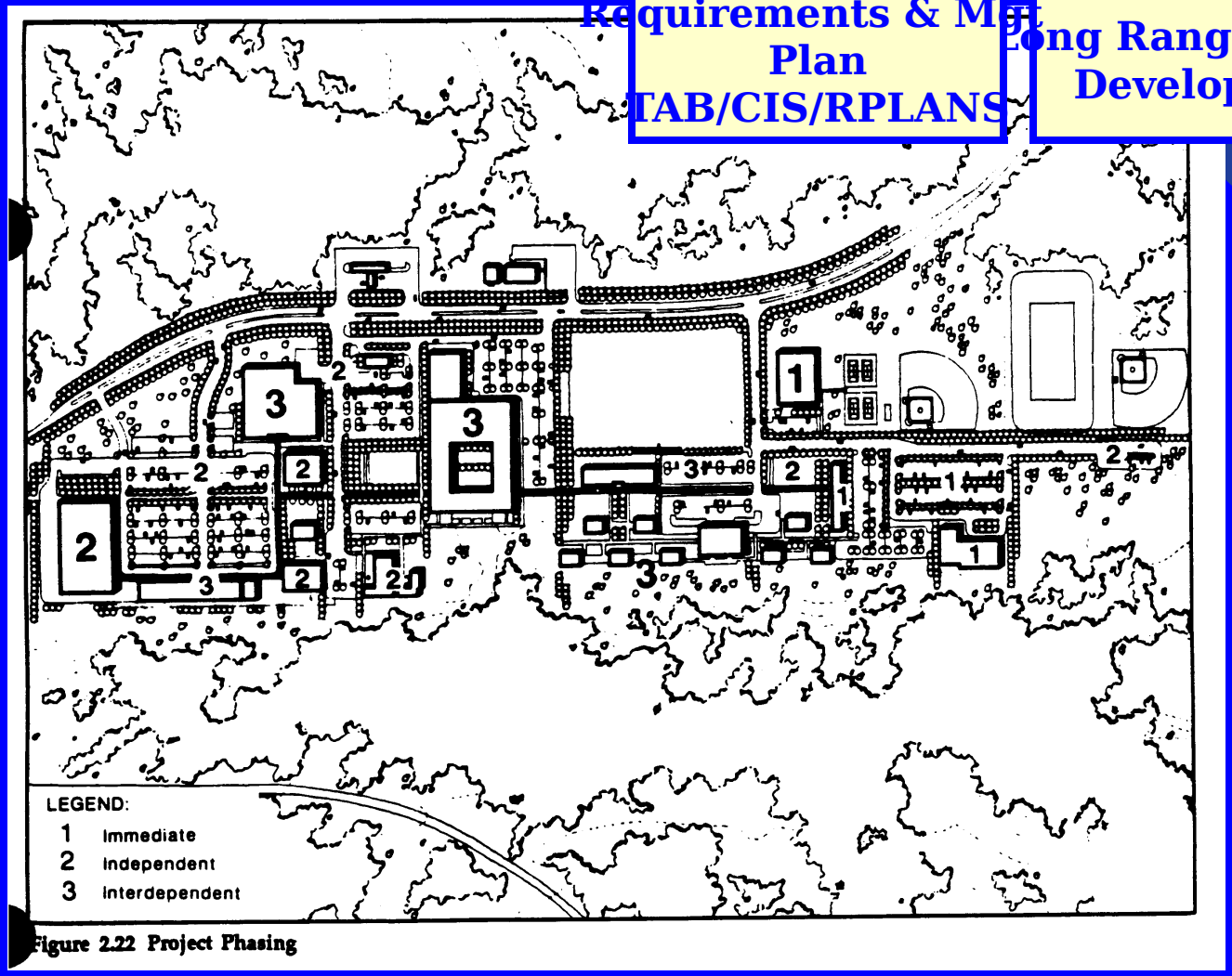


Figure 2.22 Project Phasing

**Graphically Displayed phas plan**

# Conclusion

**The most important characteristics of the ADP process includes.**

- **Thorough analysis of physical features of the area as well as programmatic requirements.**
- **An involvement of the ultimate users of the facilities, through early interviews in the process.**
- **An exploration of multiple alternatives before setting on a final plan ensures siting decisions based on many points of view.**
- **The Final Plan illustrates all siting decisions and shows the final form of the Area after all project construction is complete**
- **An implementation and phasing strategy to complement the final Plan and ensure problem-free construction**

# Sample ADP

Acrobat Document

# Sample ADP

# Summary

- The ADP process aims to create the most functionally efficient and aesthetically pleasing arrangement of facilities possible within a given area. This is done by siting all identified projects in well-phased, non-disruptive process, which incorporates good landscape and urban design principles.